

BOARD OF ADJUSTMENT
A * G * E * N * D * A

Roll Call as Follows:

- () **Steven Shell, Chairperson**
- () **Ann Holden, Vice-Chairperson**
- () **Rob Kulakofsky**
- () **Bob Lanning**
- () **Paula Meade**
- () **Mark Ross**
- () **Al Wiruth**

Study Session/Luncheon **Wednesday, March 24, 2004,
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street**

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, March 24, 2004,
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda St.**

AT OR AFTER 1:30 P.M.

REGULAR CASES

**C10-04-07 ACE SAND AND GRAVEL, INC.,/D. GASTELUM, 1011 W. SILVERLAKE ROAD,
I-1**

The appellant (Delia Gastelum) is appealing the Zoning Administrator's determinations and interpretations regarding the Ace Sand and Gravel at 1011 West Silverlake Road. Tucson Land Use Code (LUC) Sections applicable to this appeal include in part, the following: Section 1.2.1, which provides for the Zoning Administrator to interpret the provisions of the *Land Use Code*, and Section 5.1.7.3 which provides for the Board of Adjustment to hear and decide on appeals made to the Zoning Administrator's decision. The applicant is appealing the Zoning Administrator's determinations and interpretations regarding the Ace Sand and Gravel including those determinations made in the letter dated January 8, 2004.

**C10-04-09 PAPASAN RESIDENCE CARPORTS/C. PAPASAN, 1341 NORTH CAMINO
SECO, R-1**

The applicant's property is an 8,000 square foot lot developed with an existing 1,483 square foot single-family residence and attached carport, a 190 square foot detached carport in the north side yard and a 332 square foot detached carport in the front yard. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, Section 2.3.4 which provides the design criteria applicable to residential development in the R-1 zone, and Sections 3.2.3, 3.2.5 and 3.2.6 which provide the perimeter and street perimeter yard (setback) criteria for all principal and accessory structures. The applicant is requesting the variances necessary to allow the existing detached carport to remain as constructed within the buildable area on the lot, between the principal dwelling and the front street lot line with a reduced setback to the front street lot line, as indicated on the submitted plan.

C10-04-10 LINDERS RESIDENCE ADDITION/S. LINDERS, 6033 EAST CALLE SILVOSA, R-1

The applicant is appealing the Development Services Director's denial of Lot Development Option (LDO) Case LDO-03-193. Case LDO-03-193 is a request by the property owner (S. Linders) to expand the existing single-family dwelling on the property by a newly constructed room enclosure. The applicant filed a Lot Development Option (LDO) application with the Development Services Department requesting the zoning approval necessary to allow the new addition to remain as constructed with a reduced setback to the west lot line of the property (Case LDO-03-193). The applicant's LDO was denied based on project's noncompliance with the required LDO Findings of LUC Section 5.3.4.3. Tucson Land Use Code (LUC) Sections applicable to this project include Section 5.3.4.3 (LDO Findings), and Section 2.3.4 which provide the design criteria applicable to residential development in the R-1 zone, and Sections 3.2.3, 3.2.5 and Section 3.2.6 which provide the perimeter yard (setback) criteria for all structures, and Section 5.1.7.3 which provides for the Board of Adjustment to hear and decide on appeals made to the Development Services Director's decision on LDO applications. The applicant is appealing the Development Services Director's decision to deny Lot Development Option Case LDO-03-193.

C10-04-11 PUEBLO MORTGAGE/C. JANSEN, 221 S. SWAN ROAD, 0-2 AUTHORIZED

The applicant's project is an 8,812 square foot lot developed with a residential use. The applicant proposes to change the residential use to an office use. The proposed new use of the building requires the entire site be brought into compliance with all Land Use Code (LUC)

development criteria applicable to new development. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.4.2. which provides the design criteria applicable to development in the O-2 zone, and Sections 3.2.3, 3.2.5 and 3.2.6 which provide the perimeter and street perimeter yard (setback) criteria for all principal and accessory structures, Sections 3.3.4 and 3.3.7 provide the offstreet parking requirements for the project, Section 3.4.5.5 providing the offstreet loading space criteria applicable to the project, Sections 3.7.2 and 3.7.3 provide the Xeriscape landscaping and screening requirements applicable to the project, 3.2.8.4 provide the requirement for pedestrian facilities, and Section 5.18.3 provide "Development Review Board Powers and Duties" which requires DRB recommendation to the Board of Adjustment on the Xeriscape landscaping and screening variances. The applicant is requesting Board of Adjustment approval to reduce the setbacks, delete the loading space, reduce the parking spaces, eliminate paving, and modify or delete the pedestrian circulation and landscaping and screening requirements for the proposed use, as shown on the submitted plan.

OTHER BUSINESS:

- A. Chairman, Opportunity to Speak on Scheduled Agenda Items
- B. Vice Chairman, Same Opportunity
- C. Members, Same Opportunity
- D. Staff, Same Opportunity
- E. Adjournment